



ZONING ADMINISTRATOR
NOTICE OF DECISION

Date: April 21, 2011
Applicant: Francisco and Ana Ramírez
Case No.: DRC-09-34
Address: 66 Quintard Street
Project Planner: Miguel Z. Tapia

Notice is hereby given that on April 21, 2010, the Zoning Administrator considered Design Review Permit application DRC-09-34, filed by Francisco and Ana Ramírez ("Applicant"). The Applicant requests a Design Review Permit for the conversion and remodeling of a residential property ("Project") located at 66 Quintard Street ("Project Site") in the Southwest part of Chula Vista and owned by Francisco and Ana Ramírez ("Property Owner"). The Project site is zoned Apartment Residential Zone (R3P12) by the Chula Vista Municipal Code (CVMC) and Zoning Ordinance and designated Residential Medium (RM) by the General Plan. The Project and the Site are more specifically described as follows:

The Project site is a 13,158-square foot lot developed with one-story single-family dwelling and detach two-car garage. The Project consists of 1) the conversion of the existing single-family home into two residential dwelling units and the existing free-standing garage structure into one residential dwelling unit; 2) construct the parking, access and circulation improvements; and 3) construct landscape elements within the subject site. The Project would result in three residential dwelling units along with six parking spaces, 3,700 square feet of landscaped areas, and 2,280 square feet of usable open space.

City staff has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that the proposed project qualifies for a Class 3 categorical exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. No further environmental review is necessary.

The proposed Project is consistent with the development regulations of the Chula Vista Municipal Code, Design Manual, and Landscape Manual. The Zoning Administrator, under the provisions of Section 19.14.582.I of the Chula Vista Municipal Code, and based on the adopted development regulations and applicable design guidelines, has approved the Project as described on the application submitted by the Applicant subject to the requirements listed below. The requirements for approval shall be implemented or satisfied prior to issuance of building permits, unless otherwise specified on the individual conditions.

Approval of DRC-09-34 is conditioned upon the following

I. The following conditions of approval shall be implemented to the satisfaction of the Development Services Director, prior to issuance of building permits, unless otherwise specified in the individual condition of approval:

Development Services Department:

1. Prior to approval by the City of Chula Vista for the use of the subject property in reliance on this approval, the Applicant/Property Owner shall execute this document by making a true copy of this Notice of Decision and signing both this original Notice of Decision and the copy on the lines provided below, said execution indicating that the Applicant/Property Owner have each read, understood and agreed to the conditions contained herein, and will implement same. Upon execution, the true copy with original signatures shall be returned to the Development Services Department. Failure to return the signed true copy of this document within 30 Days of the effective date herein shall indicate the Applicant/Property Owner's desire that the project, and corresponding application for building/grading permits and/or business license, be held in abeyance without approval.

Signature of Applicant/Property Owner

Date

2. The Applicant shall develop the Project on the site in accordance with the approved plans dated October 11, 2010, which include site plan/landscape plan, floor plan, elevation plan.
3. The Applicant shall comply with Title 24 and the current California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and California Energy Code.
4. Prior to, or in conjunction with the issuance of the first building permit, the Applicant shall pay all applicable fees, including any unpaid balances of permit processing fees for deposit account DQ-1598.
5. The Applicant shall obtain approval of a sign permit for each sign from the Development Services Department. Signs shall comply with the provisions of Section 19.60 of the Chula Vista Municipal Code.
6. Applicant shall prepare and submit a colors and materials board at the time of building permit application, which shall be subject to approval by Development Services Director.

7.

8. The Applicant shall ensure that all exterior lighting include shielding to remove any glare from adjacent residents. Details for said lighting shall be included on the architectural plans of the building permit.

Engineering Developments Services/Landscape Architecture:

9. Pursuant to City and State requirements, a landscape and irrigation plan shall be prepared by a licensed Landscape Architect or licensed Architect or licensed Engineer and submitted for review and approval prior to issuance of building permits.
10. The building permit plans shall provide a 6-inch curb around all landscaped areas around the site.
11. The following fees will be required based on the final Building Plans submitted per the Master Fee Schedule:
 - a. Sewer Capacity Fee
 - b. Traffic Signal Fee
 - c. Development Impact Fees
12. The Applicant shall obtain a construction permit from the Permits Division to perform all work within the City's right-of-way to the satisfaction of the City Engineer, including but not limited to:
 - Removal and replacement of any broken curb, gutter or sidewalk along the frontage of the Project, as determined by the City Engineer;
 - Removal and replacement of existing driveways to meet design standards as shown in Chula Vista Construction Standards CVCS-1A;
 - If applicable, replacement of existing driveway openings that are no longer needed with curb, gutter and sidewalk; and
 - If the existing sewer lateral is vitrified clay pipe, then regardless of its condition, it shall be replaced for PVC.
13. The Applicant shall provide Forms 5500 and 5501 of the City of Chula Vista Development Storm Water Manual. If it is determined that the Project is a "Priority Project" per the NPDES standards, then the Project will be subject to SUSMP requirements and a Water Quality Technical Report will be required. For information about Storm Water requirements, visit the City's website:

<http://www.chulavitaca.gov/clean/StormWater/DevelopAndCons.asp>

Conservation and Environmental Division:

14. The Applicant shall develop and submit a “Recycling and Solid Waste Management Plan” to the Conservation Coordinator for review and approval. The plan shall demonstrate those steps the applicant will take to comply with the Municipal Code, including but not limited to Section 8.24, 8.25, and 19.58.340 and meet the State mandate to reduce or divert at least 50 percent of the waste generated by all residential, commercial and industrial developments. The Applicant shall contract with the City’s franchise hauler throughout the construction and occupancy phase of the project. The “Recycling and Solid Waste Management Plan” features should be identified on the building plans.
15. The Applicant shall prepare a Construction/Demolition Waste Management Plan. The plan shall indicate the steps taken up until occupancy of the building. A performance deposit will be required to be submitted prior to building permit approval.

Fire Department

16. The Applicant shall submit the Building Permit application to the Fire Department for review. The application shall be subject to approval of the Fire Department.

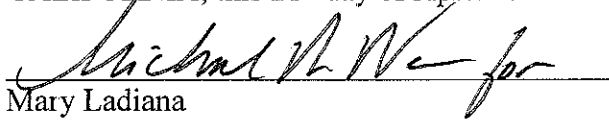
II. The following on-going conditions shall apply to the Project as long as it relies upon this approval.

1. The Applicant shall maintain the Project in accordance with the approved plans for DRC-09-34, date stamped on October 11, 2010, which include site plan and architectural elevations on file in the Development Planning Division, the conditions contained herein, and Title 19.
2. The Applicant shall ensure that all landscaping and hardscape improvements are installed and maintained in accordance with the approved landscape plan.
3. Approval of this request shall not waive compliance with all sections of Title 19 of the Municipal Code, and all other applicable City Ordinances in effect at the time of building permit issuance.
4. The Applicant/Property Owner shall and does hereby agree to indemnify, protect, defend and hold harmless City, its City Council members, officers, employees and representatives, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney’s fees (collectively, liabilities) incurred by the City arising, directly or indirectly, from (a) City’s approval and issuance of this Conditional Use Permit, (b) City’s approval or issuance of any other permit or action, whether discretionary or non-discretionary, in connection with the use contemplated herein, and Applicant shall acknowledge their agreement to this provision by executing a copy of this Conditional Use Permit where indicated below. The Applicant/Property Owner’s compliance with

this provision is an express condition of this Conditional Use Permit and shall be binding on any and all of Applicant's successors and assigns.

5. This Design Review Permit shall become void and ineffective if not utilized within thirty-six (36) months from the effective date thereof, in accordance with Section 19.14.600 of the Municipal Code, unless an extension application is submitted within 30-days of the expiration date of April 21, 2014.

APPROVED BY ZONING ADMINISTRATOR OF THE CITY OF CHULA VISTA,
CALIFORNIA, this 21st day of April 2011.

A handwritten signature in cursive script, appearing to read "Michael H. We for", is written over a horizontal line.

Mary Ladiana
Zoning Administrator